



**NH OFFICE OF PLANNING AND DEVELOPMENT (OPD)
SPRING 2023 PLANNING & ZONING CONFERENCE
SATURDAY, APRIL 29, 2023**

ONLINE CONFERENCE DETAILED AGENDA

(ALL SESSIONS WILL BE RECORDED AND AVAILABLE ON [OPD'S YOUTUBE PAGE](#) FOLLOWING THE CONFERENCE)

HOUSING TRACK

8:45 – 9:00 AM

WELCOME AND INTRODUCTORY REMARKS

Noah Hodgetts, Principal Planner, NH Office of Planning & Development

9:00 – 10:15 AM

LESSONS LEARNED FROM BUILDING 44 AFFORDABLE COTTAGES IN DOVER AND THE KEY TO SUCCESS: A WILLING MUNICIPAL PARTNER

Christopher G. Parker, AICP, Deputy City Manager: Development and Strategic Initiatives, City of Dover, NH

Maggie Randolph, Architect, NCARB, AIA, LEED AP ND, GSD Studios, PLLC

John Randolph, Owner, GSD Construction

Are you interested in learning how Maggie and John Randolph were able to make their vision for The Cottages at Back River Road in Dover a reality? Come and learn about these 44 permanently affordable HUD Fair Market Rent 384 sq. ft. cottages, in a session highlighting the City of Dover's innovative regulatory approach to housing development. Topics will include its Transfer of Development Rights program that enabled this project to move forward, and lessons learned for other communities that are interested in replicating this model. Discussion will also include how local land use regulations can be adapted to allow similar projects in other communities.

10:15 – 10:30 AM

BREAK

**10:30 – 11:45 AM****LESSONS LEARNED FROM HOUSING ACADEMY**

Sarah Wrightsman, Community Engagement Coordinator, NH Housing
George Reagan, Community Engagement Manager, NH Housing
Corinne Marcou, Administrative Assistant, Board Clerk for the Zoning Board of Adjustment and the Congregate Living & Social Services License Board, City of Keene
Judi Barrett, Founding principal and Managing Director, Barrett Planning Group LLC

As part of Governor Sununu's \$100 million InvestNH initiative, \$5 million was allocated to help municipalities to analyze and update their land use regulations to help increase housing development opportunities. This money is being used by localities to assess their housing needs, plan for housing, audit their regulations, and amend their ordinances to create opportunities for housing diversity, affordability, and supply. These grants, titled Housing Opportunity Planning (HOP) Grants, are being administered by New Hampshire Housing and Plan NH. To date, forty-seven communities have been awarded HOP grants with several more underway. To ensure communities are successful in their endeavors, community engagement has been woven into every phase of this grant program. To that end, UNH Cooperative Extension created Housing Academy, a training program for HOP grantees to provide community engagement tools, assist grantees in developing their community engagement plan, and help communities better talk about housing. This session will pull some lessons learned from Housing Academy and highlight the important community engagement work of select Housing Academy participants!

11:45 AM – 12:45 PM**LUNCH BREAK****12:45 – 2:00 PM****HOW MUCH HOUSING DOES NH NEED?**

Noah Hodgetts, Principal Planner, NH Office of Planning & Development
Heather McCann, Director of Housing Research, New Hampshire Housing
Zachary Swick, Senior GIS Analyst, Southern NH Planning Commission
Kaela Tavares, Planning Director, North Country Council

This session will provide an overview of the results of the recently completed State Housing Needs Assessment and Regional Housing Needs Assessments (RHNA). Highlights of this session will include current conditions and trends in New Hampshire's housing market; primary housing challenges, for the state



overall and segmented by region, including how those challenges changed with the pandemic; current and projected housing needs, for the state overall and segmented by region. There will also be discussion of the Fair Share Housing Production Model prepared by Root Policy Research.

2:00 – 2:15 PM

BREAK

2:15 - 3:30 PM

THE NEW HAMPSHIRE HOUSING TOOLBOX

June McCartin, Principal, Outwith Studio, LLC

Michael Tardiff, Executive Director, Central NH Regional Planning Commission

Sylvia von Aulock, Executive Director, Southern NH Planning Commission

This session will provide an overview of the New Hampshire Housing Toolbox, which contains 20 planning and zoning strategies for New Hampshire communities interested in boosting housing production, which is aligned with community needs. Tools range from broad approaches to development that municipalities can think about such as Adaptive Reuse and Infill Development, while others are specific regulations or programs that municipalities can implement such as Form-Based Codes and RSA 79-E Housing Opportunity Zones. This session will also include a preview of the NH Housing Toolbox website, which is designed to help communities decide what planning and zoning strategies to produce housing are the best fit for their community.